



City of Santa Barbara
Airport Department

DATE: April 21, 2010
TO: Airport Commission
FROM: Karen Ramsdell, Airport Director
SUBJECT: Lease Agreement – NOZA, Inc.,

RECOMMENDATION:

That Commission approve and authorize the Airport Director to execute a month-to-month Lease Agreement with NOZA, Inc., a Delaware Corporation, for 1,172 square feet of Building 351, at 1409 Norman Firestone Road, and 720 square feet of Building 352, at 1411 Norman Firestone Road, at the Santa Barbara Airport, effective May 1, 2010, for a monthly rental of \$2,706, exclusive of utilities.

DISCUSSION:

The subject Premises is located south of Hollister Avenue in an Airport Facilities (AF) zone.

NOZA, Inc. is a software development company specializing in the creation of online research tools for universities and large non-profit corporations. NOZA has been an Airport tenant in good standing since 2005, starting with Premises in Suite A of Building 351. The company has grown and now includes all of Building 351 and part of Building 304. At this time, NOZA would like to increase their overall square footage by relinquishing their space in Building 304 and adding Building 352, which is adjacent to their current premises and has recently become available. The use conforms to existing zoning.

The proposed monthly rental is based on a rate of \$1.43 per square foot for office/R&D space and is comparable to other buildings on the Airport for similar use and in similar condition. NOZA will also pay monthly utilities charges of \$64.72 or metered amount, whichever is greater, for water, and \$33.90 for sewer service, for each building. Gas and electricity are billed directly to NOZA.

The proposed Lease Agreement has been negotiated based upon the criteria set forth in Resolution 93-127, and has been reviewed and determined to be exempt from environmental review.

PREPARED BY: Business & Property Division

ATTACHMENT: Map